

**EXHIBIT A – FINDINGS  
PAPENDORF / DRC2015-00112**

*CEQA Exemption*

- A. The project qualifies for a Categorical Exemption (Class 3) pursuant to CEQA Guidelines Section 15303 because the project consists of the construction of a new single-family residence. No impacts to Environmentally Sensitive Habitat or archaeological resources are expected.

*Minor Use Permit/Coastal Development Permit*

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan and Local Coastal Plan because a single-family residence is an allowed use and as conditioned is consistent with all of the General Plan policies.
- C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 23 of the County Code.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the single-family residence does not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the single-family residence is similar to, and will not conflict with, the surrounding lands and uses.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project is located on Norfolk Street, a local road constructed to a level able to handle any additional traffic associated with the project

*Coastal Access*

- G. The proposed use is in conformity with the public access and recreation policies of Chapter 3 of the California Coastal Act, because the project is not adjacent to the coast and the project will not inhibit access to the coastal waters and recreation areas.

*Sensitive Resource Area (Terrestrial Habitat)*

- H. The development will not create significant adverse effects on the natural features of the site or vicinity that were the basis for the Sensitive Resource Area designation, and will preserve and protect such features through the site design, because no Monterey pines or oak trees are located on the site.
- I. Natural features and topography have been considered in the design and siting of all proposed physical improvements because no Monterey pines or oak trees are located on the site.

- J. The proposed clearing of topsoil, trees, is the minimum necessary to achieve safe and convenient access and siting of proposed structures, and will not create significant adverse effects on the identified sensitive resource, because no Monterey pines or oak trees are located on the site.
- K. The soil and subsoil conditions are suitable for any proposed excavation and site preparation and drainage improvements have been designed to prevent soil erosion, and sedimentation of streams through undue surface runoff, because the project is conditioned to provide a Storm Water Control Plan Application, drainage plan, and sedimentation and erosion control plan at time of construction permit application.

*Archeological Sensitive Area*

- L. The site design and development incorporate adequate measures to ensure that archeological resources will be acceptably and adequately protected because the applicant submitted an Archaeological Surface Survey (Heritage Discoveries, Inc., May 19, 2016). The report "yielded negative results for the presence of cultural resources. The archaeological records search also determined that numerous previous archaeological surface surveys on nearby lots also had negative results for prehistoric archaeological materials." Additionally, the project is conditioned to cease construction in the event archaeological resources are uncovered.

*Water Availability*

- M. There is adequate water to serve the proposed project based on the CCSD's June 16, 2016 Confirmation of Water & Sewer Availability letter. The service transfer will ensure the project's water demand will not adversely impact the San Simeon or Santa Rosa Creek aquifers. The CCSD's issuance of a Confirmation of Water & Sewer Availability letter is consistent with the operation parameters of the brackish water treatment plant because the project would use a water connection that existed prior to the CCSD's Stage 3 Water Shortage Emergency and prior to issuance of the E-CDP (ZON2013-00589) for the brackish water treatment plant. Finally, as a condition of the active service transfer agreement, the sender site has been permanently retired. This will help forward Cambria's buildout reduction goals.